

2021

ANNUAL REPORT



GREATER VICTORIA HOUSING SOCIETY

Since 1956

Dedicated to Providing Affordable Rental Housing



Capital Projects

Major repairs and building upgrade expenditures:

\$3,460,034

Grants for development and regeneration:

Over \$24 Million



Our Supporters

- BC Housing
- Canada Mortgage and Housing Corporation
- Capital Regional District
- Township of Esquimalt
- City of Colwood
- City of Victoria
- District of Saanich
- Graphic Office
- Individual and Corporate Donors
- Vancity



Staff Engagement

We had a great result with 87% of the staff responding to our annual survey. 82% of the respondents feel that the mission and purpose of GVHS makes them feel their job is important. 82% feel that GVHS is a diverse and inclusive workplace, and describe our culture as respectful, positive, results oriented and committed.

Staff suggested that there be more opportunities to connect and celebrate as a team, especially after two years operating during the pandemic. Staff also had many good suggestions about improving consultation, flexibility, communication, training, recognition and support.

137 Units
Under Construction

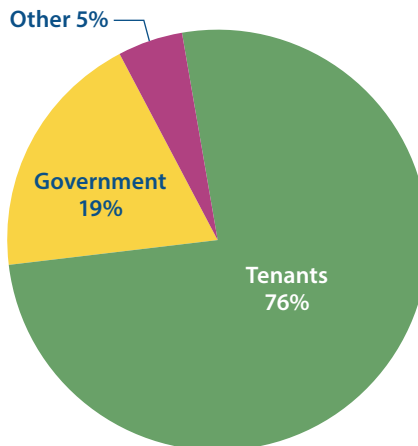
526 Units
in Planning Stages

Over 1,300 Tenants
living in 933 homes
at 17 properties

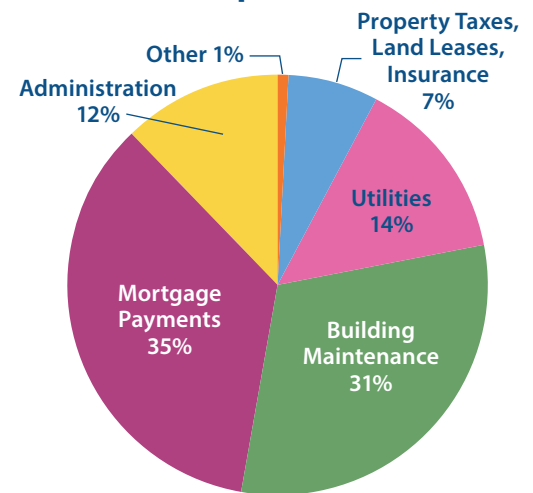
254 new households representing
352 people moved into our buildings
1.18% Average Vacancy Rate

PROPERTY	# OF UNITS	STATUS IN 2021
Nigel Avenue Saanich	70	In final project approvals. Construction anticipated in Summer 2022.
874 Fleming Street Esquimalt	137	Starting construction
2558 Quadra Street Victoria	40	Rezoning complete
85 Belmont/1901 Jerome Colwood	122	Rezoning complete

Revenues



Expenses





2021 to 2023 Strategic Priorities

- **Our Clientele**
To meet our diverse tenants' housing needs for high quality, secure, affordable rental housing, and excellent service.
- **Our External Relationships**
To build valuable, lasting partnerships to help achieve our mission.
- **Our Organization**
To ensure a sustainable, healthy, inclusive, resilient and financially stable organization.
- **Our Existing Housing**
To proactively maintain and upgrade our existing housing.
- **Our Growth**
To respond to the community's affordable housing needs by increasing our housing stock.



2021 Highlights

- Celebrated our 65th Anniversary inviting tenants and the public to share stories about GVHS through a Storytelling Contest
- Opened 330 Goldstream adding 100 units of affordable rental housing in Colwood
- Welcomed Victoria West Place within the City of Victoria with 39 units of subsidized housing targeted to families and seniors
- Received a Building Excellence Award from the Victoria Real Estate Board for Townley
- Retrofitting Campbell Lodge to preserve 100 units for the community into the future
- Welcomed our new Executive Director— Virginia Holden



Message from the Chair

This year the Greater Victoria Housing Society celebrated 65 years of providing low to moderate income households with affordable, secure rental housing in Greater Victoria! Although it was our second year operating and developing new housing during a pandemic—and it remained a year full of successes.

Strategic Plan

The Board developed our 2021-2023 Strategic Plan in the spring, reaffirming our commitment to grow our services and portfolio throughout Greater Victoria while continuing to place our tenants at the core of our organization.

New Leadership

In May of 2021 we said farewell to our admired and longstanding Executive Director, Kaye Melliship, after 15 years of valuable contribution to GVHS. We held a virtual celebration to launch her into her well-deserved retirement. We also welcomed our new Executive Director, Virginia Holden, who came to GVHS after many years working on housing with the provincial government. Virginia is a wonderful fit for GVHS and has already accomplished a lot in her short time in her new role.

New Buildings

GVHS started off the year renting up our new buildings at Townley Place and 330 Goldstream, bringing 156 new rental homes to seniors, families and working singles and couples in the District of Saanich and City of Colwood. This is never an easy feat, especially during a pandemic. We also continued to move forward on our redevelopments at Fleming Street in Esquimalt and in the Nigel Valley in Saanich, which will bring over 200 new, affordable rental homes to those communities.

Building Retrofits & New Partnerships

In my last year as Board Chair, I've been inspired to see how, as best possible, it's been business as usual for GVHS. We started a major retrofit at Campbell Lodge and completed many other capital repairs at our other properties. We've welcomed new staff throughout the year, and implemented a new community partnership with the Cridge Centre for the Family to provide independent housing to families graduating from their transition programs.

Connecting, Farewell & New Board Members

Virtual board meetings continued to be the norm, but thankfully we held our Summer Board Gathering and AGM in person to strengthen our connections across the board and with the community. This year, the Board said goodbye to My Phung, Ralph Archibald, and Greer Jacks, and welcomed new Board members, Corinne Storey and Conrad MacDonald.

This was a year of big transitions and milestones, and I am filled with appreciation for everything the staff and Board did, and continue to do, to keep our tenants safely and securely housed, and to move GVHS forward.

Lisa Edwards, Chair of the Board



Service to the Community

Staff lent their experience and support to:

- BC Housing
- Canadian Mortgage and Renewal Agency
- BC Non-Profit Housing Assoc.
- Women's Real Estate Network
- Urban Land Institute (ULI) BC
- Family Support Services of BC
- Gorge View Housing Society
- BC Housing Registry Council
- Urban Development Institute - Capital Region
- Women of the Urban Development Institute



Tenant Quotes

- 'I remember the day I moved in! I was on the elevator with a GVHS representative. I told her that GVHS saved my life.'
- 'I moved into GVHS in 2020. It was my very first time living on my own in my own apartment. Over the past year, I have seen and felt the community in the building. Grateful for this past year and look forward to spending many more years in my home.'
- 'We wish to celebrate the compassionate management staff who adjust our rents and work to keep secure housing available to those in need. Moving here has meant becoming safe. GVHS gave us a home to settle in and start healing.'



Registered Charitable No. 10817 3238 RR0001

www.greatervichousing.org

Board of Directors

Chair: Lisa Edwards

Vice-Chair: Kent Verge

Secretary: Melody Hermann

Directors: Ralph Archibald, Luke Biles, Brent Burger, Greer Jacks (part year), Laurie Finnigan, Niki Kihira, Luke Mari, Tony Pane, My Phung, Lindsay Shojana